



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, January 18, 2018

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM

610 E. State Hwy 260, Payson, AZ

10:00 AM

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Mary Lou Myers.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Payson), Mary Lou Myers (in Payson), Travis Holder (in Globe), Terry Otts (in Globe), and Bill Marshall (in Globe), Lori Brown (in Payson). Randy Slapnicka is absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Robert Gould-Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on November 16, 2017. Mickie Nye asked if there were any changes needed. Mary Lou Myers motioned that the minutes be approved as recorded and Lori Brown seconded the motion. It was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Director Scott Buzan or Planner Robert Gould had nothing they wanted to discuss.

Chairman Mickie Nye stated that they had a full room in Payson, so he wanted to clarify the process of how the meeting was going to be conducted. The Commission will have a discussion on each agenda item and then the public will have an opportunity to speak as well. After the public portion is closed, the Commission will take a vote on the topic at hand. Also, just a reminder, the meetings are recorded, so everything said is on record.

Public Hearings:

6. **CPA-17-02 Gila County:** An application to amend the Gila County Comprehensive Plan by amending the narrative portion of the Plan for Pine and Strawberry, Arizona. The proposed amendment will provide updated data on the Pine-Strawberry area and provide guidance to the Planning & Zoning Commission and the Board of Supervisors in

making zoning decisions to manage growth. There will be no changes to the designated planning districts identified in the 2003 Gila County Comprehensive Plan.

Robert Gould stated that this has been before the Commission previously and the Commission did recommend approval. After a review by the County Attorney's office, it was discovered that during the required 60-day review period, that a few entities were missed. Our office then had to start a new 60-day review period to include these entities. The 60-day review period passed and we did not receive any comments back. This had to be done before we could bring this back before the Commission. Staff recommendation is for the Commission to ratify the recommendation you made to the Board of Supervisors at the last public hearing. No comments or questions from any member of the Commission.

The meeting was opened to public comment. Darwin Huber stated that since this has been gone over a few times now, he wasn't going to say much, but just wanted to thank the county for all their help, especially Robert Gould because he has been with us since day one. Also, Mary Lou Myers, with all the help she gave us with wording and making sure everything was accurate. I encourage you to approve this again. No other public comments. The public comment portion of the meeting was closed.

Mary Lou Myers motioned that they ratify our previous approval of Case No. CPA-17-02, regarding the application to amend the Gila County Comprehensive Plan by amending the narrative portion of the plan for Pine-Strawberry, Arizona. The motion was seconded by Travis Holder. The motion was unanimously approved.

7. **S-17-01 Elk Rim Subdivision:** An application to subdivide two parcels into 18 lots and also looking for a recommendation to the Board of Supervisors. This property is located in Pine, AZ at lots 1 and 2, Portal Pine Creek Canyon IV, tract "B", with APN numbers of 301-69-196 and 301-69-197. The current zoning for both these parcels is TR (Transitional Residential).

Chairman Mickie Nye stated that he did have a conversation with Terry Gorton and also received some data and information via email from her. He wanted to make the Commission aware of that and make sure there was no conflict. Planner Robert Gould and Director Scott Buzan stated there was no conflict. Commission member Mary Lou Myers stated that she also received the same information from Ms. Gorton and in light of her previous discussion on this issue, she needed to recuse herself from voting on this issue. Chairman Mickie Nye stated that Mary Lou Myers was still able to speak as a member of the public, with her opinion.

The Meeting was opened to public comment. Terry Gorton (Co-owner/developer) stated that they have widespread community support for their project and that they are working very closely with Pine Creek Portal IV HOA and their members. It is my understanding that we are before you again to discuss the water supply concerns. We

believe this has been fully met. Chairman Mickie Nye stated that this has been approved before and is back before the Commission because we weren't aware that we could deny it based on the fact that there is not a 100-year adequate water supply, but we can also approve it even though there isn't a 100-year adequate water supply. Robert Gould stated that was correct and that the only place in Gila County that had a 100-year adequate water supply is the City of Globe. He also stated that we have a will serve letter from Pine Creek Canyon Domestic Water Improvement District, which stated that the 18 new homes would only use about 1-2% of the 90% of water resources currently available, so we don't see a problem with it at all, as far as the water supply is concerned. Phil Rupprecht (Member of Board of Director for Portal IV HOA) stated that he was there to speak on behalf of the concerns being brought up before the HOA. I would like to say that we are in full support of the subdivision and we would like to see it move forward. In regard to the traffic study that was conducted, I know there is a substantial progress on moving forward with the maintenance of the road, regarding cost and who will pay for it. The traffic study also states recommendations on how to keep the road safe. Some state Portal IV are responsible for and some state how to adapt to the new development. We don't have an agreement between us and Elk Rim, as of today and we don't have it in our budget to make those changes. Robert Gould stated that Elk Rim has already put money in their budget to make some of the changes that are noted on the traffic impact study and they are currently negotiating for a maintenance agreement. We should have that before the final plat is recorded. Douglas Green (Member of Board of Director for Portal IV HOA) stated that they have made a lot of progress on the maintenance agreement and it is pretty close to being finalized. It isn't signed yet, but making good progress. Terry Gorton clarified that they did receive a copy of the traffic impact study and it was forwarded to their engineer, Ralph Bossert. They do have some questions and concerns regarding some of the recommendations, but we are 100% in agreement with working together with Portal IV, to resolve their concerns. Mary Lou Myers urged the Commission to approve recommendation to the Board of Supervisors because the inadequate water supply is not unusual for Gila County. Darwin Huber (Spokesperson for Pine-Strawberry Visioning Committee) stated that this development would be really good for Pine and compliments the area well. Along with creating local jobs and an additional tax base for the county. Rick Vesce (Co-owner/developer) stated that when him and Terry Gorton bought the property 5 years ago, they just thought it was a good find. The property is properly zoned and within a current residential subdivision. We want you to feel comfortable, once we have approval, that this project will go forward in a very professional manner. We really appreciate all the support in this and hope we can get this to the Board of Supervisors and get it moving forward. No other public comments. The public comment portion of the meeting was closed.

Travis Holder motioned that they approve S-17-01, Elk Rim Subdivision, an application to subdivide two parcels into 18 lots and recommend to the Board of Supervisors, located in Pine, AZ at lots 1 and 2, Portal Pine Creek Canyon IV, tract "B", with APN numbers of 301-69-196 and 301-69-197. Also, the Commission is aware of the inadequate water supply, that was stated in the letter from the Arizona Department of Water Resources. The

motion was seconded by Bill Marshall. The motion was unanimously approved. Also noted, Mary Lou Myers recused herself from voting.

8. **Adjournment.** Lori Brown made a motion to adjourn the meeting and Mary Lou Myers seconded the motion. The Motion to adjourn was unanimously approved at 10:35 A.M.